



SUPERB 3 BEDROOM TERRACE RESIDENCE

3 Millfield Manor, Newbridge, Co. Kildare, W12A250

GUIDE PRICE: € 230,000



PSRA Reg. No. 001536

3 Millfield Manor, Newbridge, Co. Kildare

FEATURES:

- * Gas fired central heating
- * Built 2005
- * Enclosed rear garden
- * Hardwood double glazed windows
- * Overlooking green area
- * PVC fascia/soffits
- * Within walking distance of Town Centre

DESCRIPTION:

Millfield is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. No. 3 is situated towards the front of the development overlooking a green area and the property is only a short walk from the town centre, schools, churches, banks post office and superb shopping to include Tesco, T.K. Maxx, Dunnes, Penneys, Woodies, D.I.D. Electric, Supervalu, Lidl, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Newbridge has developed into an ideal commuter destination with a good road and rail infrastructure including bus route available from the Main Street, train service direct to the City Centre and M7 Motorway access at Junction 10 or 12. The town has a wealth of amenities for the sporting enthusiast with rugby, canoeing, GAA, fishing, horse riding, soccer, leisure centres, golf, horse racing in the Curragh, Naas and Punchestown.

The property was built in 2005 containing c.95.5 sq. m. (c.1,028 sq. ft.) of accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen, fireplace with gas fire and built-in wardrobes in 3 bedrooms. This is an ideal starter home in a very central location within walking distance of all the amenities.

ACCOMMODATION:

Hallway: 4.20m x 2.00m
Laminate floor, coving.

Toilet:
w.c., w.h.b., tiled floor.

Living/Dining Area: 10.20m x 2.77m
Laminate floor, gas fire, coving, door to rear.

Kitchen: 3.47m x 2.05m
Built in eye and ground level presses, electric oven, ceramic hob, plumbed, s.s. sink unit, laminate floor, coving.

Bedroom 1: 3.40m x 4.80m
Built in wardrobe.

En-Suite:
w.c., w.h.b., electric shower, tiled floor.

Hotpress:
Shelved with immersion.

Bedroom 2: 3.47m x 2.83m
Built in wardrobe.

Bedroom 3 3.47m x 1.85m
Built in wardrobe.

Bathroom
w.c., w.h.b., bath with shower attachment, tiled floor.

AMENITIES:

Within walking distance of all Shops, Schools, Pubs, Restaurants, Leisure Facilities and Public

Transport including Bus and Rail Services.
Within a short drive of M7 Junction 12.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating.

INCLUSIONS:

Carpets, Curtains, Blinds, Light Fittings, Oven, Hob.

SOLICITOR:

TBC

BER: C2

BER NO:

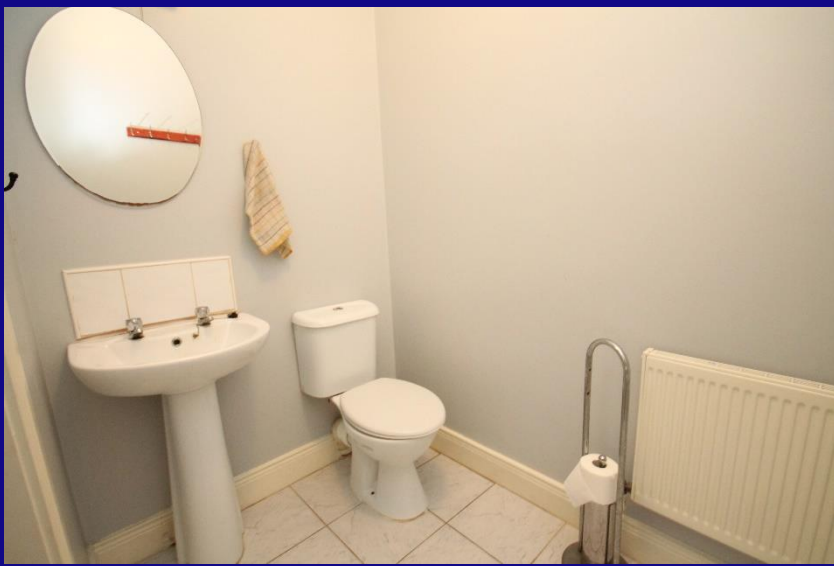
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